

The Wethersfield Historic District Commission held a Public Hearing on August 12, 2014 at the Wethersfield Town Hall, Council Chambers – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
Douglas Ovian, Vice Chairperson
Chris Lyons
Damien Cregeau, Alternate
Lisa Wurzer, Alternate
John Aforismo, Alternate

Members Absent: John Maycock, Clerk
Mark Raymond

Also Present: Kristin Stearley, Historic District Coordinator
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Lyons, read the Legal Notice as it appeared in the *Rare Reminder* on July 31, 2014.

APPLICATION NO. 4287-14. Violette Restorations LLC seeks to remove the existing wood siding and install vinyl 5" straight edge Mastic Cedar Discovery shingles with mitered corners in the color Sandtone and to wrap all trim with white aluminum coil at 177-179 Church Street.

Dariusz Bazan, 15 Bobwhite Hill, appeared before the Commission. They would like to use Cedar Discovery 5" straight edge shingles with mitered corners. Where there are currently mitered corners, they will be replicated. Samples were provided. The color will be Sandtone. They will wrap corners with white aluminum coil. None of the windows will be changed. They will not be doing anything to the garage.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

David Santoro, 187 Church Street, spoke in favor of the application.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4288-14. Mark Kelely Construction seeks to replace the existing wood siding with Crane Portsmouth vinyl cedar shakes with mitered corners in the color Light House Red and to replace the metal awnings over the doors with wood overhangs at 19 Meggat Park.

Mark Kelley, 29 Knotts Road, Bolton, appeared before the Commission. Photos were submitted and samples were provided. They would like to replace the existing wood siding with 8" Crane Portsmouth vinyl cedar shakes. There will be weaved corners. They will strip the existing shingles and insulate the house. The trim will be white. The gables and fascia boards will be wrapped. The overhang supports will be constructed of PVC and wood, probably mahogany. The light will be flush mounted and coach style.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Elizabeth Enes, 17 Meggat Park, spoke in favor of the application.

Bill Lostocco, 72 Styles Avenue, Newington, spoke in favor of the application.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4289-14. Town of Wethersfield seeks to replace the existing handicap accessible ramp with a new code compliant ramp with railing constructed of Trex materials, repair the walkway to the ramp and install ramp lighting at 222 Main Street.

Sally Katz, 505 Silas Deane Highway, and Bob Roach, 281 Farmington Avenue, Farmington, appeared before the Commission. The existing ramp is not ADA compliant. They will remove the ramp and replace it with an ADA compliant ramp. Photos were submitted. They need to lengthen the ramp so they will be taking down some trees. Any trees that are removed will be replaced with similar trees but in a location that won't interfere with the ramp. They would like to use Trex decking and railings. The decking will be in the color Saddle. The railing will be in the color Treehouse. They will be repaving the bituminous pavement instead of just repairing cracks. The ramp will be open. The fascia board will be wood. The railing will be a standard square traditional style. At the end landing, they will add a new concrete pad.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4290-14. Barbara Clancy seeks to install sixteen (16) 43"x65" solar panels on the south facing roof of the house at 33 Chesterfield Road.

Applicant not present.

APPLICATION NO. 4291-14. Sara Eichelbaum and Jody Minotti seek to change the location of the front door from the front center to the front right of the house, change the location of the front right window on the first floor to the front center of the house, and to add shutters to the house at 29 Woodland Street.

Sara Eichelbaum, 29 Woodland Street, appeared before the Commission. Photos were submitted. They would like to move the door from the front center to the front right. The window and door locations will be swapped. They will use the same materials (door and window). They would like to add shutters to the second story windows only. They would like to use composite wood grain texture shutters with panels in the color black. The homeowner is open to using wood shutters.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4292-14. Town of Wethersfield seeks to install two (2) memorial park benches at Cove Park.

Kathy Bagley, 505 Silas Deane Highway, appeared before the Commission. They would like to install two (2) additional memorial benches. They will be the standard 6' metal green benches. They will be installed along the path next to the water. A map with the locations was submitted. The benches will not be installed on a concrete pad. The legs of the benches will be in concrete footings.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4293-14. Founders Farm seeks to install a new HVAC system with outside venting at 56 Broad Street.

Doug Ovian, 56 Broad Street, appeared before the Commission. He would like to install an HVAC system. He isn't sure of the exact number of units or their locations yet. Photos were submitted. He would like to use small ductless cooling units that would be mounted to the ground. He would install two units on the north side. There would be plantings in front of them. Out the south side, there would be one unit located across from the well. The west side would have one unit with a planting in front of it. The cooling lines would either be run through the house or by the downspout or the utility conduit. The units are off-white in color.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4294-14. Tony Guerrero seeks to construct a new 2200 square foot two (2) story home with an attached two (2) bay garage at 72 Hartford Avenue.

Tony Guerrero, 194 Catherine Drive, Rocky Hill, and Jim Cassidy, 48 Punch Brook Road, Burlington, appeared before the Commission. A plot plan was submitted. They would like to construct a new 2200 square foot two story home with an attached two bay garage. The garage would face Meggat Park. The house will be a Craftsman style house approximately 22' from the property line. It will have a front porch. The porch will have four stone columns. The columns will have a thin coating of stone (sample submitted). It's called Dutch blend in the stacked style. The bottom 36" of the entire house will also have the stone. The rest of the house will be sided with Cedar Impressions shingles in the color Granite Grey with a 5" exposure. The porch will be open and will have no rails. The windows will be Marvin Infinity wood windows. They would prefer to use grids between the glass.

The window trim would be white. The cornerboards would be white. There are no windows in the garage. They will use panel garage doors with the lights on top. The doors are Eastman Estate doors which are vinyl/fiberglass. On the east elevation, there will be a French door (Infinity) with a couple of steps and a patio at grade with some landscaping. The stairs will have blue stone facing. The chimney will be made of Old Mystic brick. The front door will be as submitted, a 15 light Jeld-Wen door. The exterior lighting will be on either side of the door as submitted. The floor of the front porch will be capped with blue stone. There will be a basement hatchway on the north elevation. Mechanicals and basement windows were added to the site plan.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Elizabeth Enes, 17 Meggat Park, voiced concerns about the application.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Cregeau seconded by Commissioner Wurzer, and a poll of the Commission, it was voted to close the public hearing on all applications, except application 4290-14, and to open the public meeting.

Aye: Garrey, Ovian, Lyons, Wurzer, Cregeau, Aforismo

APPLICATION NO. 4287-14. Violette Restorations LLC seeks to remove the existing wood siding and install vinyl 5" straight edge Mastic Cedar Discovery shingles with mitered corners in the color Sandtone and to wrap all trim with white aluminum coil at 177-179 Church Street.

Upon motion by Commissioner Lyons seconded by Commissioner Ovia and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Ovia stated that he would have a hard time approving the application with anything but the mitered corners on the bays. It would be wonderful if the house could be wrapped with the materials they are going to use.

Commissioner Garrey stated that they had heard this previously. The applicant took their concerns and has tried to do an in kind/in style replication. He is concerned about the different angles on the mitered corners, but it is approved with mitered corners so they would have to come back if they had difficulty matching the mitered corners.

Aye: Garrey, Ovia, Lyons, Wurzer, Cregeau

APPLICATION NO. 4288-14. Mark Kelley Construction seeks to replace the existing wood siding with Crane Portsmouth vinyl cedar shakes with mitered corners in the color Light House Red and to replace the metal awnings over the doors with wood overhangs at 19 Meggat Park.

Upon motion by Commissioner Lyons seconded by Commissioner Ovia and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The siding shall be Crane 8" reveal cedar shake vinyl siding in the color Barn Red with weaved corners.
2. The metal awning shall be replaced with a wood PVC composite product for the overhang and the side supports shall be constructed of mahogany wood.
3. The lighting installed in the overhang shall be flush mounted.

Discussion

Commissioner Garrey stated that this was a great application. He likes the 8" reveal siding. He has the design in the shingle similar to the existing house. They are stripping the house which is great because it allow the siding to lie in the same plane as the existing house. He likes the design of the overhang. The bracketing for the overhang is to be copied in proportion which means that it should be significantly subdued compared to what you're looking at.

Commissioner Ovia stated that it's one of the best examples they've had of siding that replicates the look of the big siding that they have from houses of this era. Many people have said that longer sidings like this aren't available so he's especially eager to see how this looks on this particular application. He has stated that he has some reservations about the overhang and he is still a little concerned about it. They are putting their faith in the amazing work that Mr. Kelley says he is capable of to put something that's proportional, appropriate, etc., so it will be an interesting project to see in its execution. It would be a safer project without any overhang.

Commissioner Wurzer stated that regarding the overhang, she agrees that in the example that they showed, the bracketing seems a little elaborate for the house itself and she doesn't know if the intent is to copy it exactly.

Aye: Garrey, Ovian, Lyons, Wurzer, Cregeau

APPLICATION NO. 4289-14. Town of Wethersfield seeks to replace the existing handicap accessible ramp with a new code compliant ramp with railing constructed of Trex materials, repair the walkway to the ramp and install ramp lighting at 222 Main Street.

Upon motion by Commissioner Lyons seconded by Commissioner Cregeau and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The ramp shall be replaced with an ADA compliant ramp constructed of Trex material in the color Saddle for the decking and the railings shall be constructed of Trex material in the color Treehouse.
2. The fascia board, wood supports, toe kick and handrail shall be stained to match the saddle color.

Discussion

Commissioner Ovian stated that having Trex on the treads is something they've done a lot and he doesn't have a problem with it. When he looks at the old but stained product, he feels that it's hard to argue with the parts that you see having consistency. He just doesn't know how everything is going to age.

Commissioner Cregeau stated that he would have rather seen a full-size sample, but he is willing to take the risk since there is an architect involved in the project.

Commissioner Wurzer stated that it's a large mass of plastic which you are going to see on a very historic building. She's not saying that she's not in favor of the Trex material itself, but she's wondering if there is some other artificial material that they could use rather than the plastic for the railing and ballisters.

Commissioner Garrey stated that it's not radically different in size and scale than the existing ramp, but it's code compliant. They've used these materials successfully. He doesn't have any issue with the design. A ramp like that gets a lot of wear and tear.

Aye: Garrey, Lyons, Cregeau

Nay: Ovian, Wurzer

APPLICATION NO. 4291-14. Sara Eichelbaum and Jody Minotti seek to change the location of the front door from the front center to the front right of the house, change the location of the front right window on the first floor to the front center of the house, and to add shutters to the house at 29 Woodland Street.

Upon motion by Commissioner Lyons seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. The shutters added to the second story front of the house shall be raised panel design constructed of a composite material in the color Black.

Discussion

Commissioner Ovian stated that he thinks the owner is going to go up and measure. The major part of the project is reversing things that can be reversed. As long as they are using the original materials, they will be around.

Commissioner Garrey stated that on the other house, with respect to the symmetry, the shutters didn't look odd.

Aye: Garrey, Ovian, Lyons, Wurzer, Cregeau

APPLICATION NO. 4292-14. Town of Wethersfield seeks to install two (2) memorial park benches at Cove Park.

Upon motion by Commissioner Lyons seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Ovian stated that he thinks that both benches should be on the high side. If they're farther from the water, they are safer.

Commissioner Garrey stated that it's nice to have more benches.

Commissioner Wurzer stated that she is looking forward to more benches.

Aye: Garrey, Ovian, Lyons, Wurzer, Cregeau

APPLICATION NO. 4293-14. Founders Farm seeks to install a new HVAC system with outside venting at 56 Broad Street.

Upon motion by Commissioner Lyons seconded by Commissioner Wurzer and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. There shall be two (2) compressor units installed on the north side of the house and one (1) on the south side of the house. These units shall be screened from public view using evergreens of an appropriate height.
2. The cooling unit pipes shall be simulated metal downspouts attached to the southeast and northeast sides of the house.
3. The cooling unit pipes on the northwest side of the house shall be enclosed in a plastic conduit.

Discussion

Commissioner Garrey stated that you couldn't find a homeowner who is more pure about the architecture and period of his house so I know how much this hurts him. He will be as sensitive as possible to the sight lines and architecture of the home.

Aye: Garrey, Lyons, Wurzer, Cregeau

Recusal: Ovian

APPLICATION NO. 4294-14. Tony Guerrero seeks to construct a new 2200 square foot two (2) story home with an attached two (2) bay garage at 72 Hartford Avenue.

Upon motion by Commissioner Lyons seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The windows shall be SDL Marvin Infinity Ultrex Fiberglass windows with the light patterns as presented.
2. The muntins shall be permanently affixed to the exterior and interior of the windows.

Discussion

Commissioner Garrey stated that a new house is a new house. One of the things that they appreciate is that it is sensitive to the abutting house and the neighborhood. It's a nice transitional style. Stone all the way around the house isn't something that you would have found on a historic house, but it's a new house. There are certain elements of the house that are new and there are certain elements that are very sensitive to its surroundings. It's a lot of stone and it's applied in a non-traditional way. It's intended to enrich it. He doesn't know what the execution will be.

Commissioner Ovian stated that sometimes a new house reflects the advancement in building materials and that's what this building will have. At the same time, the massing of this building has always been of the most importance to everyone. It's an appropriate mate to the Meggat mansion and it's not unlike the Craftsman houses that are in that area. Although they don't all have stonework on them, there are some on Church Street where there is stonework.

Commissioner Wurzer stated that the grid between the glass windows are a big deal and it would be a shame not to use SDL windows. She has no problem with the stone on the house. They are making an effort to keep the house low to the ground and have low profile on the porch, but the stones are going over what is typically the siding versus the foundation which would be much more traditional and you would see in Old Wethersfield. That just doesn't seem quite right. It might draw attention to the fact that it's not a natural choice. They will leave a foot of concrete at the base before they start the stone.

Commissioner Cregeau stated that his only concern was the stone going down to the elevation.

Commissioner Lyons stated that it's a very popular style of home around the country and he thinks it will look very nice in the District.

Aye: Garrey, Ovian, Lyons, Wurzer, Cregeau

MINUTES OF JULY 22, 2014

Upon motion by Commissioner Lyons, seconded by Commissioner Cregeau and a poll of the Commission, it was voted to APPROVE the minutes of the July 22, 2014 meeting as amended.

Aye: Garrey, Ovian, Lyons, Wurzer, Cregeau

PRE-APPLICATION HEARING

Pre-Application Hearing – Krzysztof Jankowski seeks to discuss plans to add a second story addition onto a ranch style home at 191 Middletown Avenue.

Krzysztof Jankowski, 191 Middletown Avenue, appeared before the Commission. Preliminary drawings were submitted. They would like to add second story and a front porch. They would like to change the windows. The front door will also be changed.

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

Welcome to new Commission member, John Aforismo.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Wurzer, seconded by Commissioner Ovian and a poll of the Commission, it was voted to ADJOURN the meeting at 9:52 PM.

Aye: Garrey, Ovian, Lyons, Wurzer, Cregeau, Aforismo

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Chris Lyons
-Clerk -